

NOT AN OFFICIAL DOCUMENT

2024-11-20 11:05 AM
11/20/24 11:05 PM
TOTAL FEES: \$5.00
BY: JAS
PG #: 2
RECORDED AS PRESENTED

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD
GINA PIMENTEL
RECORDER

DULY ENTERED FOR TAXATION
SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

Nov 22 2024 BDD

PEGGY HOLINGA-KATONA
LAKE COUNTY AUDITOR

WARRANTY DEED

File No.: FNW2402845-DS

THIS INDENTURE WITNESSETH, that Jessica Tibbs (Grantor) CONVEY(S) AND WARRANT(S) to John L. Estrada (Grantee) for the sum of Ten Dollars (\$10.00) and other valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the following described real estate in Lake County in the State of Indiana, to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Property: 1338 North Lafayette Street, Griffith, IN 46319

Tax ID No.: 45-07-26-178-003.000-006

Subject to all current real estate taxes and assessments and all subsequent taxes and assessments.

Subject to all easements, covenants, conditions, and restrictions of record.

IN WITNESS WHEREOF, Grantor has executed this deed this 20th day of November 2024.

Jessica Tibbs
Jessica Tibbs

STATE OF INDIANA

COUNTY OF LAKE

Before me, a Notary Public in and for said County and State, personally appeared Jessica Tibbs who acknowledged the execution of the foregoing instrument, who acknowledged the foregoing instrument to be his/her free act and deed.

Witness my hand and Notarial Seal this 20th day of November 2024

Signature: [Signature]
Printed: Dawn Stanley
Resident of: Lake County
State of: INDIANA
My Commission expires: July 29, 2026



Prepared By: Timothy R. Kuiper
Austgen Kuiper Jasaitis P.C.
130 North Main Street, Crown Point, IN 46307

Grantee's Address and Tax Billing Address: 1338 North Lafayette Street
Griffith, IN 46319

I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law: Dawn Stanley.

Return To: John L. Estrada
1338 North Lafayette Street
Griffith, IN 46319

Fidelity - Highland

FIDELITY NATIONAL TITLE
FNW2402845

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EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): 45-07-26-178-003.000-006

LOT 8 IN OAK HILLS SECOND ADDITION TO THE TOWN OF GRIFFITH, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 37, PAGE 26, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

Property of Lake County Recorder